

058.0

0002

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

653,500 /

653,500

USE VALUE:

653,500 /

653,500

ASSESSED:

653,500 /

653,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		LENNON RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	RUTBERG MICHAEL J	
Owner 2:	RUTBERG POOJA C	
Owner 3:		

Street 1:	6 LENNON RD
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474
Cntry:	
Own Occ:	Y
Type:	

PREVIOUS OWNER	
Owner 1:	CONNORS THOMAS LEO-ETAL -
Owner 2:	CONNORS MARILYN ANN -
Street 1:	6 LENNON RD
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474
Cntry:	

NARRATIVE DESCRIPTION	
This parcel contains 4,891 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Vinyl Exterior and 1392 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh
Neigh Influ	Neigh Mod
Infl 1	%
Infl 2	%
Infl 3	%
Appraised Value	Alt Class
	%
	Spec Land
	J Code
	Fact
	Use Value
	Notes

101	One Family	4891	Sq. Ft.	Site	0	70.	1.16	6															
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IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
101	4891.000	256,800		396,700	653,500			38177
Total Card	0.112	256,800		396,700	653,500			GIS Ref
Total Parcel	0.112	256,800		396,700	653,500			GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	469.47	/Parcel:	469.4		Insp Date
								08/09/18

PREVIOUS ASSESSMENT

Parcel ID										PRINT	
Parcel ID										Date	Time
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2020	101	FV	256,900	0	4,891.	396,700	653,600	653,600	Year End Roll	12/18/2019	
2019	101	FV	211,800	0	4,891.	391,000	602,800	602,800	Year End Roll	1/3/2019	
2018	101	FV	218,600	0	4,891.	300,400	519,000	519,000	Year End Roll	12/20/2017	
2017	101	FV	218,600	0	4,891.	283,400	502,000	502,000	Year End Roll	1/3/2017	
2016	101	FV	218,600	0	4,891.	260,700	479,300	479,300	Year End	1/4/2016	
2015	101	FV	206,800	0	4,891.	243,700	450,500	450,500	Year End Roll	12/11/2014	
2014	101	FV	206,800	0	4,891.	224,400	431,200	431,200	Year End Roll	12/16/2013	
2013	101	FV	206,800	0	4,891.	224,400	431,200	431,200		12/13/2012	

SALES INFORMATION

TAX DISTRICT						PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONNORS THOMAS	70242-74		11/15/2017		675,000	No	No		
	9559-54		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
3/9/2006	162	Siding	10,000	C		G7	GR FY07	INSTALL VINYL	8/9/2018	MEAS&NOTICE	BS	Barbara S
3/25/1996	101		4,500					SUNRM-WDK 10X12	4/2/2018	SQ Returned	EMK	Ellen K
									11/24/2008	Meas/Inspect	336	PATRIOT
									3/14/2007	External Ins	BR	B Rossignol
									1/11/2000	Mailer Sent		
									1/11/2000	Meas/Inspect	263	PATRIOT
									7/26/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA / / /



Prior Id # 1:	38177
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6	- Colonial			Full Bath: 1	Rating: Average			PDAS.									
Sty Ht: 2	- 2 Story			A Bath: 1	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good												
Foundation: 1 - Concrete				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath: 1	Rating:												
Prime Wall: 4 - Vinyl				A HBth: 1	Rating:												
Sec Wall: %				OthrFix: 1	Rating:												
Roof Struct: 1 - Gable				OTHER FEATURES				1st Res Grid Desc: Line 1 # Units: 1									
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			Level FY LR DR D K FR RR BR FB HB L O									
Color: WHITE				A Kits: 1	Rating:			Other									
View / Desir:				Frl: 1	Rating:			Upper									
GENERAL INFORMATION				WSFlue: 1	Rating:			Lvl 2									
Grade: C - Average				CONDOS INFORMATION				Lvl 1									
Year Blt: 1929	Eff Yr Blt:			Location: 1				Lower									
Alt LUC:	Alt %:			Total Units: 1				Totals				RMS: 7	BRs: 3	Baths: 1	HB		
Jurisdct:	Fact: .			Floor: 1													
Const Mod:				% Own: 1													
Lump Sum Adj:				Name: 1													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD	Phys Cond: AG - Avg-Good 26. %			Functional: 1				Exterior: 1	No Unit			RMS: 1	BRs: 7	FL: 3			
Prim Int Wall: 2 - Plaster				Economic: 1				Interior: 1									
Sec Int Wall: %				Special: 1				Additions: 1									
Partition: T - Typical				Override: 1				Kitchen: 1									
Prim Floors: 4 - Carpet				Total: 26.4 %				Baths: 1									
Sec Floors: 3 - Hardwood				CALC SUMMARY				Plumbing: 1									
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 125.00				Electric: 1									
Subfloor: 1				Size Adj: 1.35000002				Heating: 1									
Bsmnt Gar: 1				Const Adj: 0.98500049				General: 1									
Electric: 3 - Typical				Adj \$ / SQ: 166.219				Total: 1	7	3							
Insulation: 2 - Typical				Other Features: 75000													
Int vs Ext: S				Grade Factor: 1.00													
Heat Fuel: 1 - Oil				NBHD Inf: 1.00000000													
Heat Type: 5 - Steam				NBHD Mod: 1													
# Heat Sys: 1				LUC Factor: 1.00													
% Heated: 100				Adj Total: 348909													
Solar HW: NO				Depreciation: 92112													
% Com Wall				Depreciated Total: 256797													
MOBILE HOME				WtAv\$/SQ: 1	AvRate: 1			Ind.Val: 1									
Make: 1																	
Model: 1																	
Serial #: 1																	
Year: 1																	
Color: 1																	
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 058.0-0002-0003.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
1	Metal Shed	D	Y	16x8	A	AV	1980		0.00	T	31.2	101					
More: N Total Yard Items: Total Special Features: Total:																	